1975 - 1988
Regional Municipality of Ottawa-Carleton

The Regional Municipality of Ottawa-Carleton
Planning Department
March, 1989

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I - INTRODUCTION

The purpose of this report is to describe the characteristics of lot creation in the rural area of RMOC. This report describes the creation of new residential lots in the rural area for the years 1975-1988.

This report investigates:

- the rate of residential lot creation in the rural area
- the types of residential lots that are being created
- distribution of rural lot creation
- whether these new lots have been built on or not.

Also provided is detailed lot creation information for each municipality.

This report is updated annually.

II - DEFINITIONS

Rural Area*

The rural area is defined as all of the land outside of the outer limit of the greenbelt, excluding the urban centres (as defined by Schedule A of the Regional Official Plan approved by the Ministry of Municipal Affairs December 31, 1988). Stittsville has also been excluded from the rural area calculations because it is considered to be urban. The rural area as described above is shown on Map 1.

Lot Type

Rural lots are broken down into two basic categories. Farm related lots are severances related to farming. Non- farm lots are lots which are not related to farming. Different types of lots within these categories are described below:

1. Non Farm

a) Country Lot
- a lot generally .8 ha. - 10 ha. in size, usually located on lands designated Marginal Resource Area in the Regional Official Plan.

b) Village
- a residential lot within the boundary of a village defined in an area municipal official plan.

c) Infill
- a small lot created in a hamlet, or
- a small lot created between houses within an existing strip of houses.

2. Farm Related

a) Surplus Building
- a lot containing a farm house which has become surplus through farm consolidation or because it no longer meets the needs of the farmer.

b) Retirement Lot
- a lot intended to be occupied by a farmer who is retiring.

c) Farm Help
- a lot intended to be occupied by a person who will be actively engaged in the farm's operation.

Year of Lot Creation

1. Subdivisions

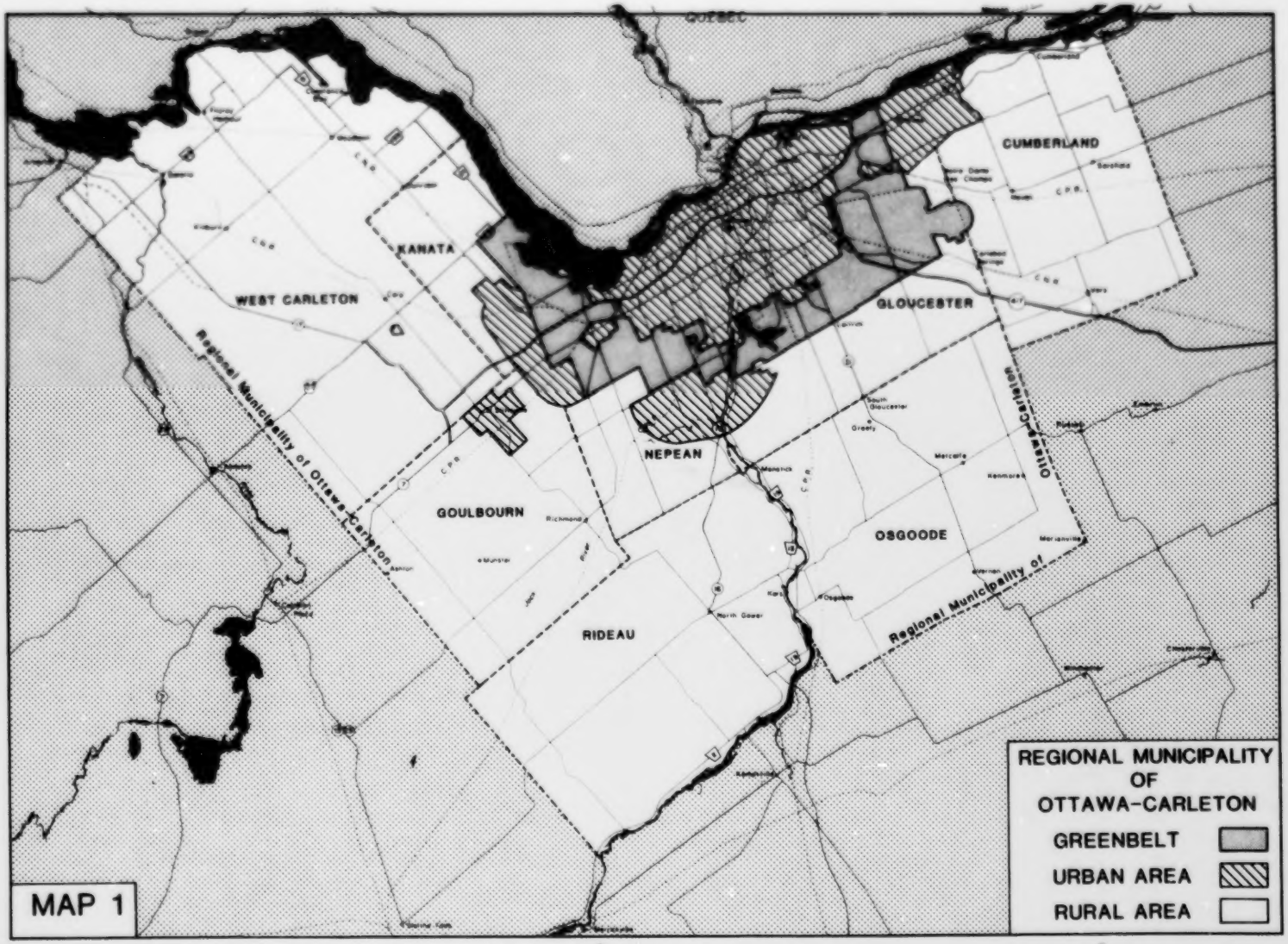
A lot within a subdivision is defined as a lot created when the subdivision is registered. The year of lot creation is the registration date of the subdivision.

2. Severances

The year a severance is granted may differ from the year of application. This report uses the year of application as the creation date because both the Regional Land Division Committee and Committees of Adjustment file severance applications by the year that the application is received.

In this case, a lot is defined as a lot created when the severance application has been approved by either the Land Division Committee or Committee of Adjustment. After the severance has been approved, the applicant has one year to get deeds for the lot before approval lapses. Since few severance applications lapse, approved severances are regarded as created in order to show severance activity for 1988. Severances approved in previous years that have lapsed are not included in the statistics.

* When the new regional official plan, as adopted by Council in July 1988, is approved by the Minister of Municipal Affairs, the boundary of the rural area will be modified in future surveys to reflect any changes to the definition of the rural area.

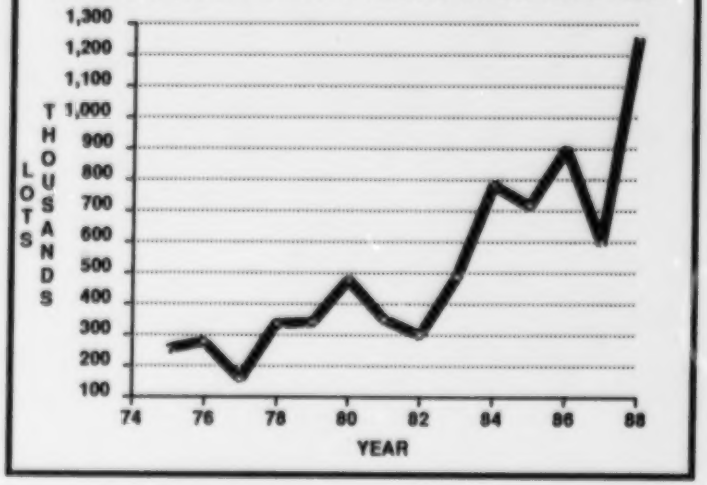

QUEBEC
CUMBERLAND
KANATA
WEST CARLETON
GLOUCESTER
NEPEAN
GOULBOURN
OSGOODE
RIDEAU
Regional Municipality of Ottawa-Carleton
Regional Municipality of
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
GREENBELT
URBAN AREA
RURAL AREA
MAP 1

III. 1988 HIGHLIGHTS

- 1255 non-farm residential lots were created in Ottawa-Carleton in 1988. This is considerably above the average of 517 lots per year created from 1975- 1988.
- In 1988, village lots accounted for two thirds (823 lots) of non-farm residential lots created.
- Three quarters of village lots were created in four villages - Osgoode, Greely, Manotick and Navan.

FIGURE 1

NON FARM RESIDENTIAL LOTS RMOC 1975-1988



IV. 1975-1988 TRENDS

Rate of Growth

1. Non Farm Residential

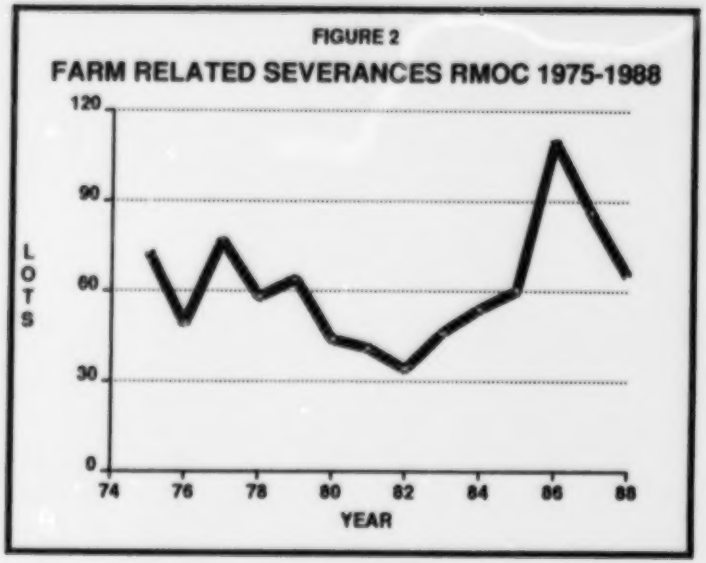
From 1975-1988 the growth of non farm residential lots was 517 lots per year in RMOC. Much of this growth has occurred in the last five years (1984-88) when non farm residential growth averaged 845 lots per year. In 1988, 1255 non-farm lots were created. This is substantially more than in any other year in the 1975- 1988 period.

2. Farm Related Severances

In the 1975-1988 period the number of farm related severances remained fairly constant at 60 lots per year. Farm related lot creation in 1986 and 1987 was above this average.

FIGURE 2

FARM RELATED SEVERANCES RMOC 1975-1988



Types of Lots Created

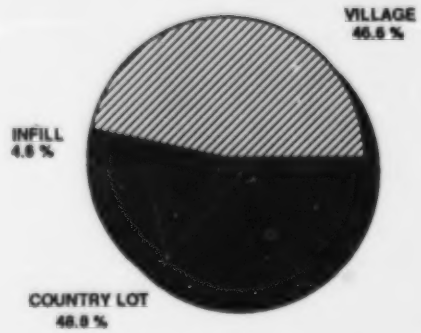
1. Non Farm Lots

Non farm residential lots accounted for 89.4% of all rural residential lots created from 1975-1988.

The two main types of non farm lots are country lot and village. (See Figure 3).

FIGURE 3

NON FARM LOT CREATION RMOC 1975-1988

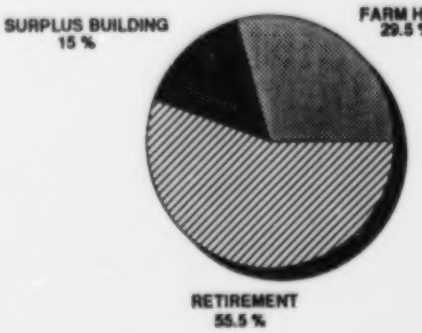


2. Farm Related Lots

Farm related severances accounted for 10.6% of all rural lots created in 1975-1988. More than half of farm related lots are retirement lots (See figure 4).

FIGURE 4

FARM RELATED SEVERANCES RMOC 1975-1988



Distribution of Lot Creation

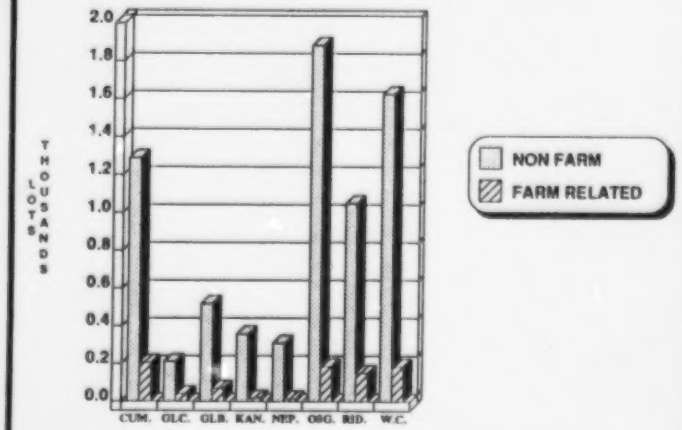
West Carleton, Osgoode, Cumberland and Rideau experienced the greatest growth in the creation of lots, both farm and non farm, from 1975-1988.

In West Carleton, Kanata, Gloucester and Nepean most non-farm lots created were infill and country lots as opposed to village development. Cumberland and Goulbourn had approximately an equal split between village and country lots with slightly more infill and country lots being created. Osgoode and Rideau were the only municipalities where non farm lot creation was greater in the villages than it was outside of villages.

It is noted that ten of Ottawa-Carleton's twenty-eight villages accounted for 80.8% of village lots created in 1975-1988. Table 2 ranks villages according to the number of lots created in this period.

FIGURE 5

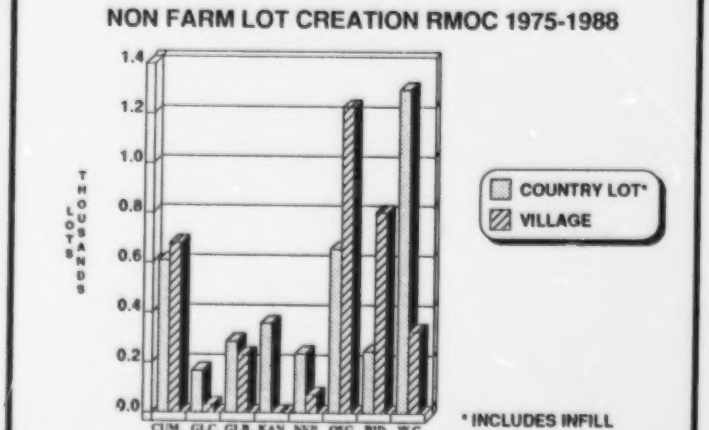
RURAL LOT CREATION RMOC 1975-1988



CUM. - CUMBERLAND
GLC. - GLOUCESTER
GLB. - GOULBOURN
KAN. - KANATA
NEP. - NEPEAN
OSG. - OSGOODE
RID. - RIDEAU
W.C. - WEST CARLETON

FIGURE 6

NON FARM LOT CREATION RMOC 1975-1988



CUM. - CUMBERLAND
GLC. - GLOUCESTER
GLB. - GOULBOURN
KAN. - KANATA
NEP. - NEPEAN
OSG. - OSGOODE
RID. - RIDEAU
W.C. - WEST CARLETON

TABLE 1

RURAL LOT CREATION 1975-1988 BY TYPE

REGIONAL MUNICIPALITY OF OTTAWA CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
NON-FARM															
VILLAGE	167	155	92	141	185	109	131	110	198	459	296	333	176	823	3375
COUNTRY LOT	78	118	52	178	122	349	195	164	250	280	395	532	402	419	3534
INFILL	11	6	15	20	35	21	25	28	38	44	25	35	17	13	333
TOTAL NON-FARM	**256**	**279**	**159**	**339**	**342**	**479**	**351**	**302**	**486**	**783**	**716**	**900**	**595**	**1255**	**7242**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	8	1	11	7	6	10	13	6	5	14	10	15	14	9	129
RETIREMENT	30	26	36	30	33	19	19	20	34	28	34	67	57	45	478
FARM HELP	35	22	30	21	25	15	9	8	7	12	16	28	15	11	254
TOTAL FARM RELATED	**73**	**49**	**77**	**58**	**64**	**44**	**41**	**34**	**46**	**54**	**60**	**110**	**86**	**65**	**861**
TOTAL LOTS CREATED	**329**	**328**	**236**	**397**	**406**	**523**	**392**	**336**	**532**	**837**	**776**	**1010**	**681**	**1320**	**8103**

TABLE 2

RANKING OF VILLAGES ACCORDING TO RESIDENTIAL LOTS CREATED 1975-1988

Rank		1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
1	MANOTICK	0	0	27	1	0	0	27	26	60	50	66	95	39	138	529
2	OSGOODE	31	14	6	2	86	28	1	1	4	59	0	31	0	209	472
3	GREELY	36	1	1	24	0	19	0	9	30	55	74	33	3	161	446
4	NAVAN	1	2	0	3	27	25	52	0	1	14	24	2	1	124	276
5	RICHMOND	74	14	8	11	7	16	7	4	16	16	1	37	2	5	218
6	CUMBERLAND	2	4	2	1	4	0	5	48	35	20	18	17	27	15	198
7	METCALFE	0	37	0	17	36	1	2	18	0	41	7	0	4	22	185
8	NORTH GOWER	15	1	25	20	1	1	0	0	29	38	34	0	0	0	164
9	CONSTANCE BAY	0	26	0	1	1	0	3	0	0	0	21	4	35	53	144
10	NOTRE DAME DES CHAMPS	3	1	1	4	0	0	0	0	0	0	20	29	0	55	113
11	KARS	0	23	0	2	0	15	0	1	1	23	0	0	46	0	111
11	CARP	0	0	1	19	0	0	22	0	19	34	0	0	14	2	111
13	VERNON	0	10	0	11	17	0	1	0	0	0	2	47	3	0	91
14	FALLOWFIELD	0	1	0	0	0	0	10	0	1	59	0	0	0	1	71
15	VARS	1	1	9	17	0	2	0	0	0	37	2	0	0	0	69
16	FITZROY HARBOUR	2	0	0	0	2	0	0	0	0	0	0	0	1	37	42
17	SARSFIELD	0	2	1	4	1	0	1	1	0	0	26	4	1	0	41
18	KENMORE	0	0	0	0	0	0	0	0	0	0	0	32	0	1	33
19	KINBURN	0	18	0	0	0	0	0	0	1	0	1	1	0	0	21
20	CARLSBAD SPRINGS	0	0	9	4	0	0	0	0	0	0	0	0	0	0	13
20	MUNSTER	0	0	0	0	0	0	0	0	0	13	0	0	0	0	13
22	WOODLAWN	0	0	2	0	2	2	0	0	0	0	0	0	0	0	6
23	DUNROBIN	0	0	0	0	1	0	0	0	1	0	0	1	1	0	4
24	MARIONVILLE	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
25	ASHTON	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
26	LEITRIM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	SOUTH GLOUCESTER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	GALETTA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Built Status

The built status (whether a house has been built on the lot or not) is determined by using air photo interpretation. Since new air photos were not available for 1988, the built status has not been updated since 1987.

Of all lots created between 1975-1987, 59.6% were developed (houses built on them).

Village lots (71.45% built) and farm related severances (74.2% built) were developed more quickly than country lot and infill lots (47.9% built).

In most municipalities, two-thirds of lots created were built on. West Carleton (48% built) and Kanata (33% built) had a slower rate of development.

TABLE 3

BUILT STATUS OF LOTS CREATED 1975-1987

MUNICIPALITY	VILLAGE	UNITS BUILT	%BUILT	COUNTRY LOT + INFILL	UNITS BUILT	%BUILT	FARM RELATED	UNITS BUILT	%BUILT	TOTAL LOTS	UNITS BUILT	%BUILT
CUMBERLAND	462	302	65.37%	524	313	59.73%	186	122	65.59%	1172	737	62.88%
GLOUCESTER	31	22	70.97%	167	99	59.28%	37	31	83.78%	235	152	64.68%
GOULBOURN	227	199	87.67%	251	92	36.65%	63	50	79.37%	541	341	63.03%
KANATA	1	0	0.00%	352	113	32.10%	16	9	56.25%	369	122	33.06%
NEPEAN	95	53	55.79%	234	162	69.23%	13	11	84.62%	342	226	66.08%
OSGOODE	787	612	77.76%	451	198	43.90%	165	140	84.85%	1403	950	67.71%
RIDEAU	668	475	71.32%	235	135	57.45%	134	96	71.64%	1035	706	68.21%
WEST CARLETON	235	126	53.62%	1205	525	43.57%	169	122	72.19%	1609	773	48.04%
TOTAL	2504	1789	71.45%	3419	1637	47.88%	783	581	74.20%	6706	4007	59.75%

IV- SOURCES OF DATA

Residential lots may be created in one of two ways: by plan of subdivision or by severance.

1. Subdivisions

Data for lots created by plan of subdivision were collected from files kept by the Plans Administration Division (PAD) of the Regional Planning Department. PAD provided a computer printout listing all village and all country lot activity handled by the Region since 1975.

2. Severances

The data on severance activity were collected from files kept by the Regional Land Division Committee (for the Townships of Cumberland, Goulbourn, Osgoode, Rideau and West Carleton) and from files of the Committees of Adjustment of the Cities of Gloucester, Kanata and Nepean.

3. Built Status

The development status of each lot (whether a house has been built on the lot or not) was determined by air photo interpretation of air photos taken in August 1987 at a scale of 1:25,000.

V- RURAL LOT CREATION BY MUNICIPALITY

Each municipality has detailed lot creation data provided for the 1975-1988 period. For each municipality there is a :

- summary table of lot creation (by lot type)
- summary table of village development (listed by village)
- table of country lot subdivision development with a map showing locations of subdivisions.

TABLE 4a

RURAL LOT CREATION 1975-1988

TOWNSHIP OF CUMBERLAND

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	6	9	6	17	5	3	6	4	5	5	13	9	6	2	96
BY SUBDIVISION	0	0	9	15	27	24	52	45	31	66	57	42	23	192	583
SUBTOTAL	**6**	**9**	**15**	**32**	**32**	**27**	**58**	**49**	**36**	**71**	**70**	**51**	**29**	**194**	**679**
COUNTRY LOT															
BY SEVERANCE	3	11	10	12	9	3	6	22	12	9	6	30	20	20	173
BY SUBDIVISION	0	33	21	67	11	30	38	28	20	21	24	10	27	63	393
SUBTOTAL	**3**	**44**	**31**	**79**	**20**	**33**	**44**	**50**	**32**	**30**	**30**	**40**	**47**	**83**	**566**
INFILL SEVERANCES	1	1	2	7	6	0	3	6	4	3	3	5	2	0	43
TOTAL NON-FARM RESIDENTIAL	**10**	**54**	**48**	**118**	**58**	**60**	**105**	**105**	**72**	**104**	**103**	**96**	**78**	**277**	**1288**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	2	0	2	0	4	0	1	0	1	1	2	6	2	2	23
RETIREMENT	10	3	7	6	10	5	3	6	4	5	11	22	25	15	132
FARM HELP	8	6	10	2	11	1	2	3	1	1	5	0	0	0	50
TOTAL FARM RELATED	**20**	**9**	**19**	**8**	**25**	**6**	**6**	**9**	**6**	**7**	**18**	**28**	**27**	**17**	**205**
TOTAL LOTS CREATED	**30**	**63**	**67**	**126**	**83**	**66**	**111**	**114**	**78**	**111**	**121**	**124**	**105**	**294**	**1493**

TABLE 4b

VILLAGE DEVELOPMENT 1975-1988

CUMBERLAND

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	6	0	0
CUMBERLAND	175	83	40
NAVAN	275	40	52
NOTRE DAME DES CHAMPS	112	0	0
SARSFIELD	42	0	0
VARS	69	0	0
TOTAL	679	123	92

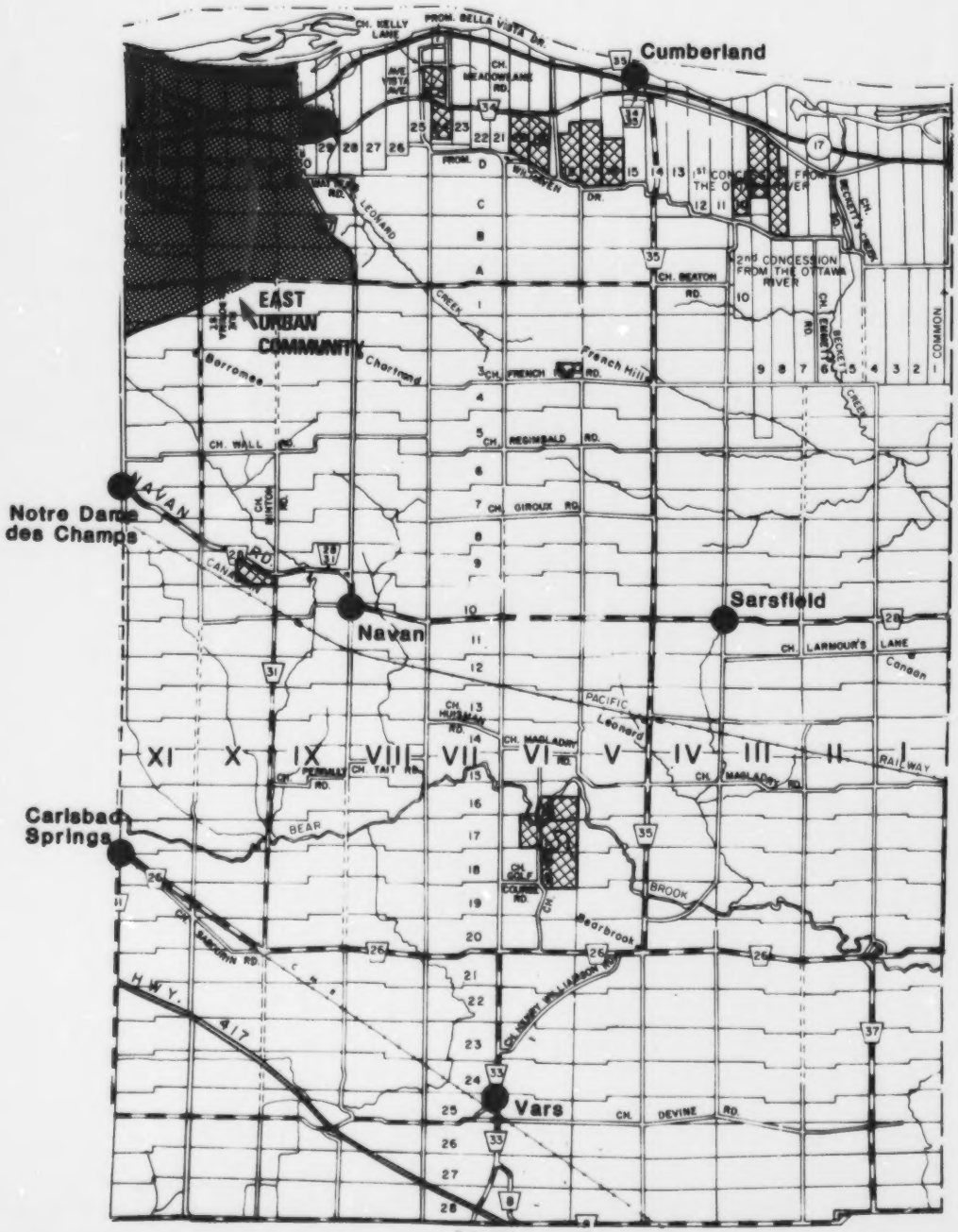


Table 4c

COUNTRY LOT SUBDIVISIONS 1975-1988
CUMBERLAND TWP.

	REGISTERED	393 lots
	DRAFT APPROVED	0 lots
	PENDING	0 lots

TABLE 5a

RURAL LOT CREATION 1975-1988

CITY OF GLOUCESTER

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	1	1	7	1	0	0	0	0	0	0	0	1	0	0	11
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	20	0	0	0	20
SUBTOTAL	1	1	7	1	0	0	0	0	0	0	20	1	0	0	31
COUNTRY LOT															
BY SEVERANCE	5	2	1	1	2	7	6	7	6	3	14	9	8	11	82
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	25	0	15	0	0	40
SUBTOTAL	5	2	1	1	2	7	6	7	6	28	14	24	8	0	111
INFILL SEVERANCES	7	3	3	3	4	3	2	9	10	10	2	0	0	1	57
TOTAL NON-FARM RESIDENTIAL	13	6	11	5	6	10	8	16	16	38	36	25	8	12	210
FARM RELATED SEVERANCES															
SURPLUS BUILDING	1	0	0	0	0	1	0	1	1	1	0	0	0	1	6
RETIREMENT	1	1	0	2	1	0	2	0	1	1	2	0	0	1	12
FARM HELP	2	2	6	2	3	2	0	2	0	2	0	0	0	0	21
TOTAL FARM RELATED	4	3	6	4	4	3	2	3	2	4	2	0	0	2	39
TOTAL LOTS CREATED	17	9	17	9	10	13	10	19	18	42	38	25	8	14	249

TABLE 5b

VILLAGE DEVELOPMENT 1975-1988

GLOUCESTER

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	7	0	0
LEITRIM	0	0	20
NOTRE DAME DES CHAMPS	24	0	15
SOUTH GLOUCESTER	0	0	0
TOTAL	31	0	35

Table 5c

COUNTRY LOT SUBDIVISIONS 1975-1988
CITY OF GLOUCESTER

	REGISTERED	35 lot
	DRAFT APPROVED	0 lots
	PENDING	186 lots

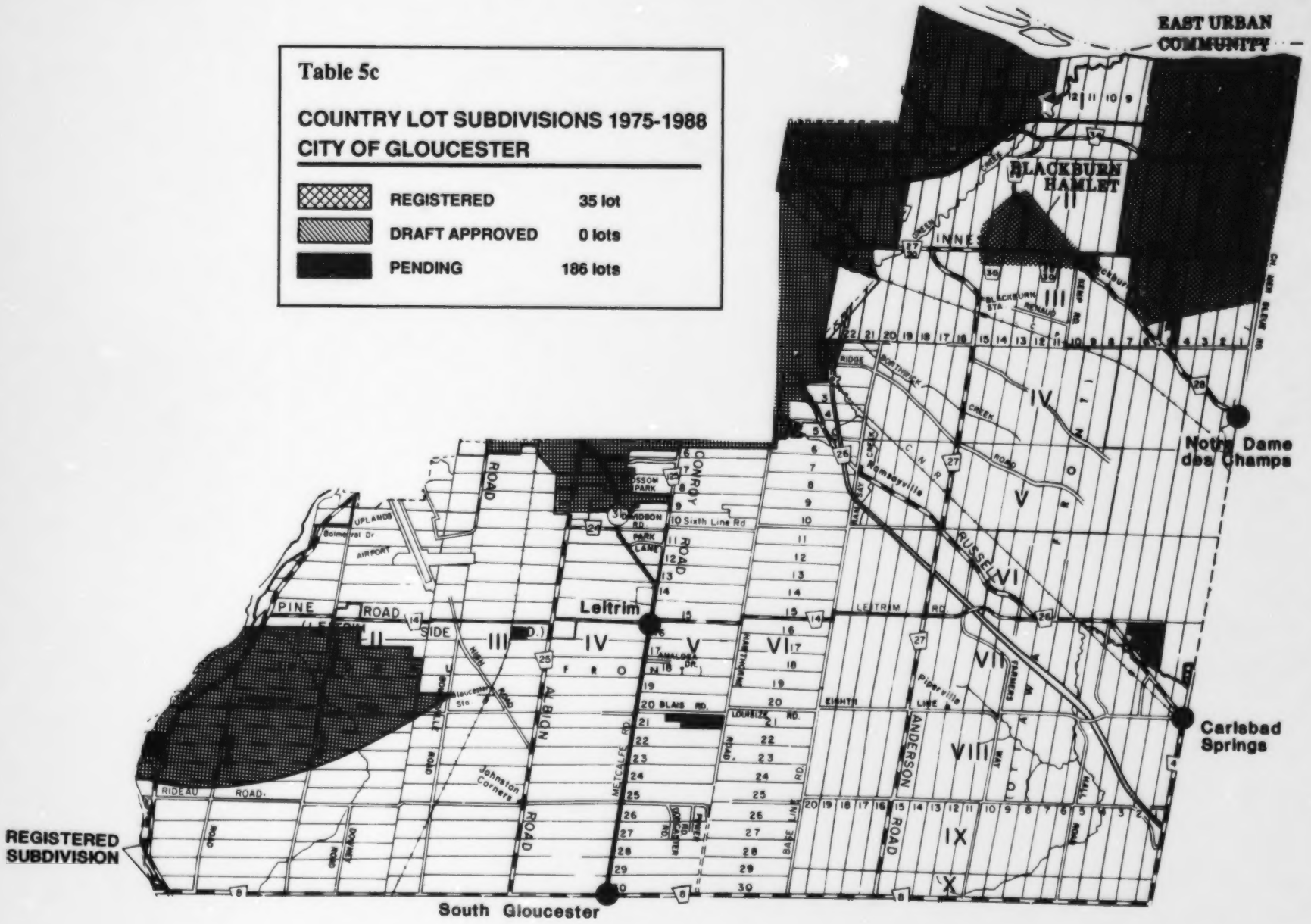


TABLE 6a

RURAL LOT CREATION 1975-1988

TOWNSHIP OF GOULBOURN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	17	14	8	11	7	2	7	5	9	2	1	9	2	5	99
BY SUBDIVISION	57	0	0	0	0	14	0	0	7	27	0	28	0	0	133
SUBTOTAL	**74**	**14**	**8**	**11**	**7**	**16**	**7**	**5**	**16**	**29**	**1**	**37**	**2**	**5**	**232**
COUNTRY LOT															
BY SEVERANCE	3	0	5	1	1	12	1	5	6	12	7	14	14	32	113
BY SUBDIVISION	0	0	0	0	0	0	0	33	44	0	62	0	30	0	169
SUBTOTAL	**3**	**0**	**5**	**1**	**1**	**12**	**1**	**38**	**50**	**12**	**69**	**14**	**44**	**32**	**282**
INFILL SEVERANCES	0	0	0	0	0	0	1	1	0	0	1	0	0	0	3
TOTAL NON-FARM RESIDENTIAL	**77**	**14**	**13**	**12**	**8**	**28**	**9**	**44**	**66**	**41**	**71**	**51**	**46**	**37**	**517**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	1	0	3	0	0	0	1	0	0	1	0	1	2	1	10
RETIREMENT	3	4	0	3	3	2	0	2	4	3	1	1	0	0	26
FARM HELP	5	1	2	3	2	2	2	1	1	1	1	4	4	3	32
TOTAL FARM RELATED	**9**	**5**	**5**	**6**	**5**	**4**	**3**	**3**	**5**	**5**	**2**	**6**	**6**	**4**	**68**
TOTAL LOTS CREATED	**86**	**19**	**18**	**18**	**13**	**32**	**12**	**47**	**71**	**46**	**73**	**57**	**52**	**41**	**585**

TABLE 6b

VILLAGE DEVELOPMENT 1975-1988

GOULBOURN

	REGISTERED	DRAFT APPROVED	PENDING
ASHTON	1	0	0
MUNSTER	13	0	0
RICHMOND	218	0	340
TOTAL	232	0	340

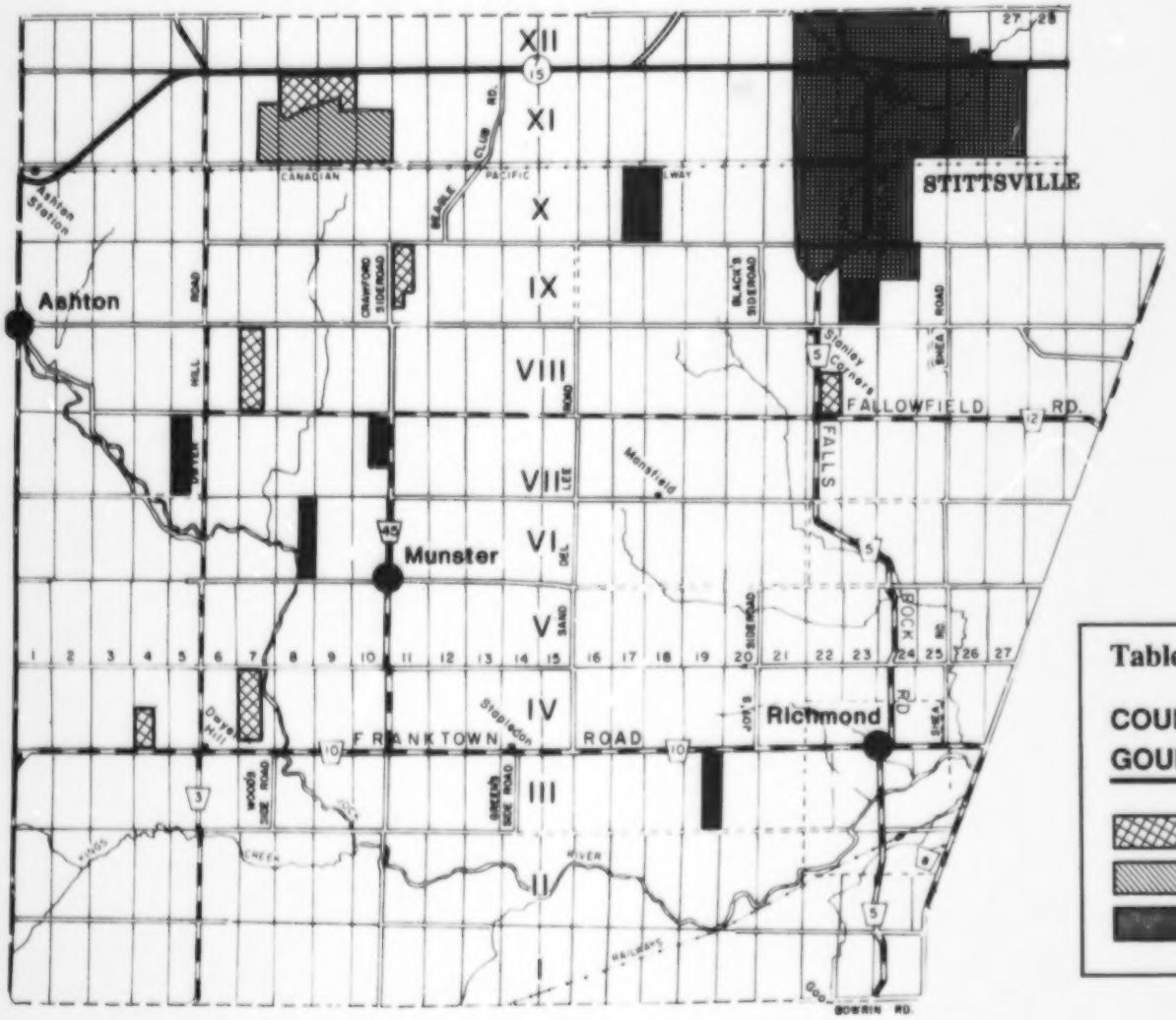


Table 6c

COUNTRY LOT SUBDIVISIONS 1975-1988
GOULBOURN TWP.

	REGISTERED	169 lots
	DRAFT APPROVED	104 lots
	PENDING	233 lots

TABLE 7a

RURAL LOT CREATION 1975-1988

CITY OF KANATA

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**
COUNTRY LOT															
BY SEVERANCE	8	3	1	1	0	0	6	5	19	10	14	12	26	8	113
BY SUBDIVISION	0	0	0	0	0	0	0	0	15	47	87	45	51	0	245
SUBTOTAL	**8**	**3**	**1**	**1**	**0**	**0**	**6**	**5**	**34**	**57**	**101**	**57**	**77**	**8**	**358**
INFILL SEVERANCES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL NON-FARM RESIDENTIAL	**8**	**3**	**1**	**1**	**0**	**0**	**6**	**5**	**34**	**57**	**101**	**57**	**78**	**8**	**359**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
RETIREMENT	0	0	0	0	0	0	0	1	2	3	3	2	1	1	13
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
TOTAL FARM RELATED	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**4**	**3**	**5**	**1**	**1**	**17**
TOTAL LOTS CREATED	**8**	**3**	**1**	**1**	**0**	**0**	**6**	**6**	**36**	**61**	**104**	**62**	**79**	**9**	**376**

TABLE 7b

VILLAGE DEVELOPMENT 1975-1988

KANATA

	REGISTERED	DRAFT APPROVED	PENDING
DUNROBIN	0	0	16
TOTAL	0	0	16

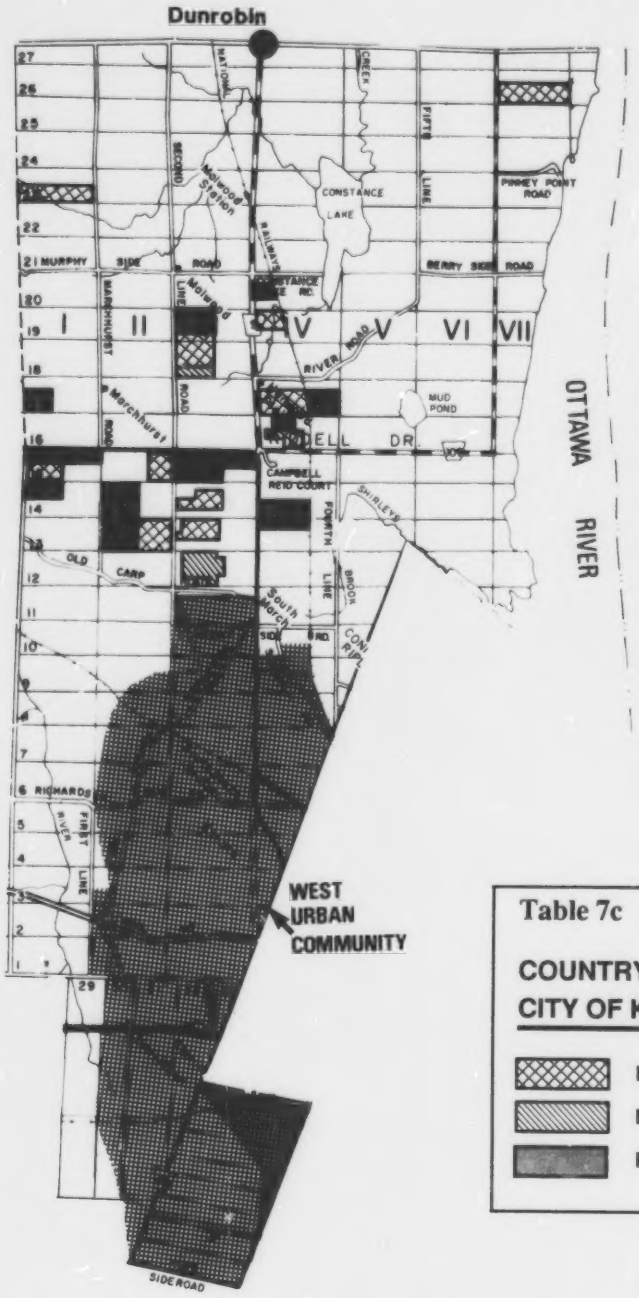


Table 7c

COUNTRY LOT SUBDIVISIONS 1975-1988
CITY OF KANATA

	REGISTERED	245 lots
	DRAFT APPROVED	35 lots
	PENDING	326 lots

TABLE 8a

RURAL LOT CREATION 1975-1988

CITY OF NEPEAN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	0	1	0	0	0	0	0	0	1	1	0	0	0	1	4
BY SUBDIVISION	0	0	0	0	0	0	10	0	0	58	0	0	0	0	68
SUBTOTAL	**0**	**1**	**0**	**0**	**0**	**0**	**10**	**0**	**1**	**59**	**0**	**0**	**0**	**1**	**72**
COUNTRY LOT															
BY SEVERANCE	0	1	0	0	0	0	1	0	0	0	0	0	0	0	2
BY SUBDIVISION	0	0	0	0	0	219	0	0	0	0	0	4	0	0	223
SUBTOTAL	**0**	**1**	**0**	**0**	**0**	**219**	**1**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**225**
INFILL SEVERANCES	0	0	0	0	0	1	1	0	1	2	0	3	1	3	12
TOTAL NON-FARM RESIDENTIAL	**0**	**2**	**0**	**0**	**0**	**220**	**12**	**0**	**2**	**61**	**0**	**7**	**1**	**4**	**309**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
RETIREMENT	0	2	0	0	0	2	1	1	1	1	0	2	1	1	12
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL FARM RELATED	**0**	**2**	**0**	**0**	**0**	**2**	**1**	**1**	**1**	**1**	**0**	**2**	**3**	**1**	**14**
TOTAL LOTS CREATED	**0**	**4**	**0**	**0**	**0**	**222**	**13**	**1**	**3**	**62**	**0**	**9**	**4**	**5**	**323**

TABLE 8b

VILLAGE DEVELOPMENT 1975-1988

NEPEAN

	REGISTERED	DRAFT APPROVED	PENDING
FALLOWFIELD	71	0	0
TOTAL	71	0	0

Table 8c

COUNTRY LOT SUBDIVISIONS 1975-1988
CITY OF NEPEAN

	REGISTERED	223 lots
	DRAFT APPROVED	0 lots
	PENDING	0 lots

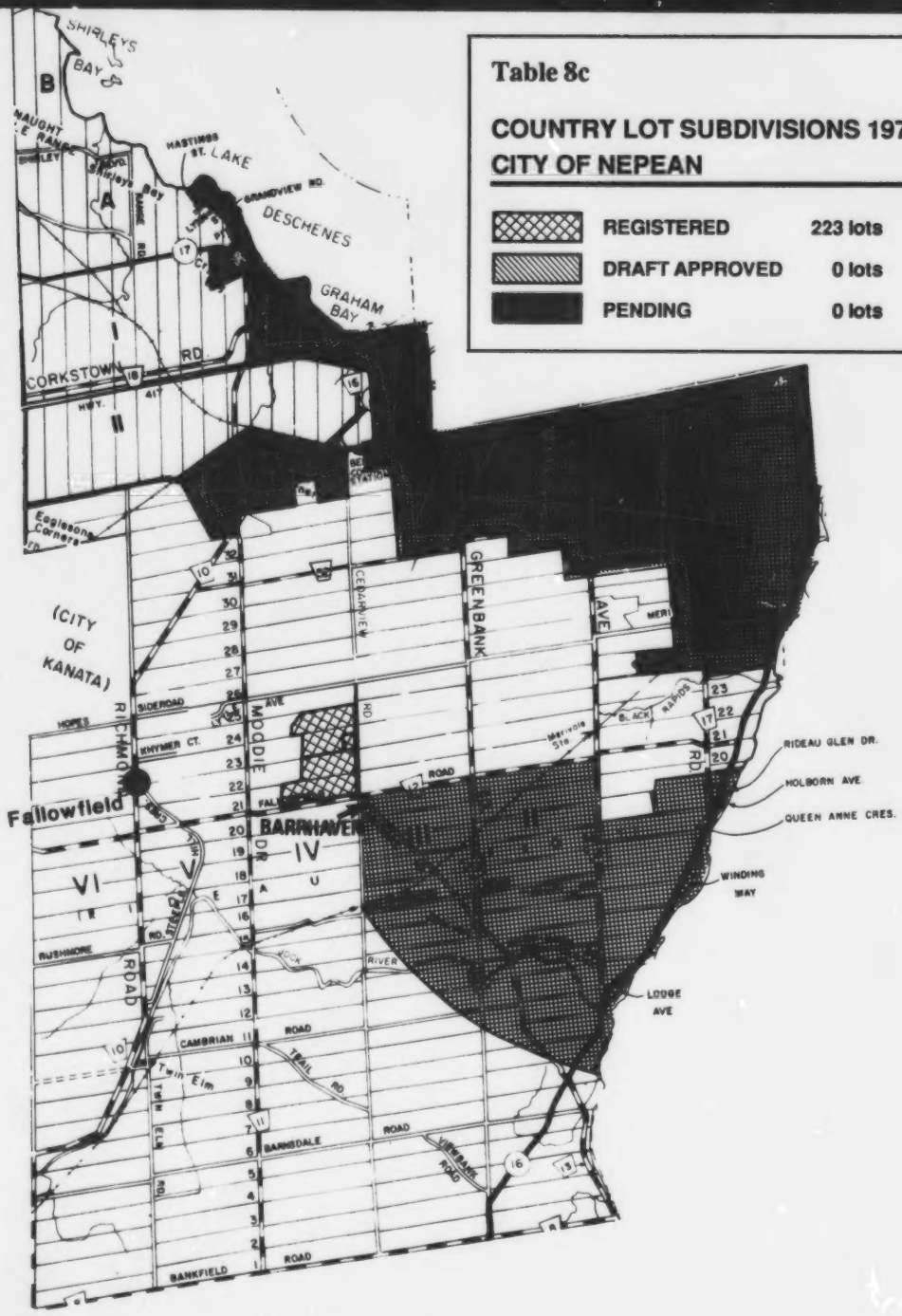


TABLE 9a

RURAL LOT CREATION 1975-1987

TOWNSHIP OF OSGOODE

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	3	6	7	7	6	1	4	3	6	11	9	7	9	4	83
BY SUBDIVISION	66	56	0	47	133	47	0	25	29	144	74	136	0	388	1145
SUBTOTAL	69	62	7	54	139	48	4	28	35	155	83	143	9	392	1228
COUNTRY LOT															
BY SEVERANCE	10	2	3	3	6	4	12	5	7	7	10	27	25	28	149
BY SUBDIVISION	0	0	0	0	0	26	13	0	9	0	30	145	17	162	402
SUBTOTAL	10	2	3	3	6	30	25	5	16	7	40	172	42	190	551
INFILL SEVERANCES	0	2	4	8	10	10	5	5	13	15	8	8	9	8	105
TOTAL NON-FARM RESIDENTIAL	79	66	14	65	155	88	34	38	64	177	131	323	60	590	1884
FARM RELATED SEVERANCES															
SURPLUS BUILDING	1	0	2	6	1	4	4	1	0	2	4	2	3	1	31
RETIREMENT	8	8	8	7	6	6	4	2	9	5	10	15	6	11	105
FARM HELP	10	6	3	4	1	3	1	1	2	4	6	4	2	3	50
TOTAL FARM RELATED	19	14	13	17	8	13	9	4	11	11	20	21	11	15	186
TOTAL LOTS CREATED	98	80	27	82	163	101	43	42	75	188	151	344	71	605	2070

TABLE 9b

VILLAGE DEVELOPMENT 1975-1988

OSGOODE

	REGISTERED	DRAFT APPROVED	PENDING
GREELY	446	167	120
KENMORE	34	24	0
MARIONVILLE	2	0	0
METCALFE	184	0	31
OSGOODE	472	42	39
VERNON	90	0	0
TOTAL	1228	233	190

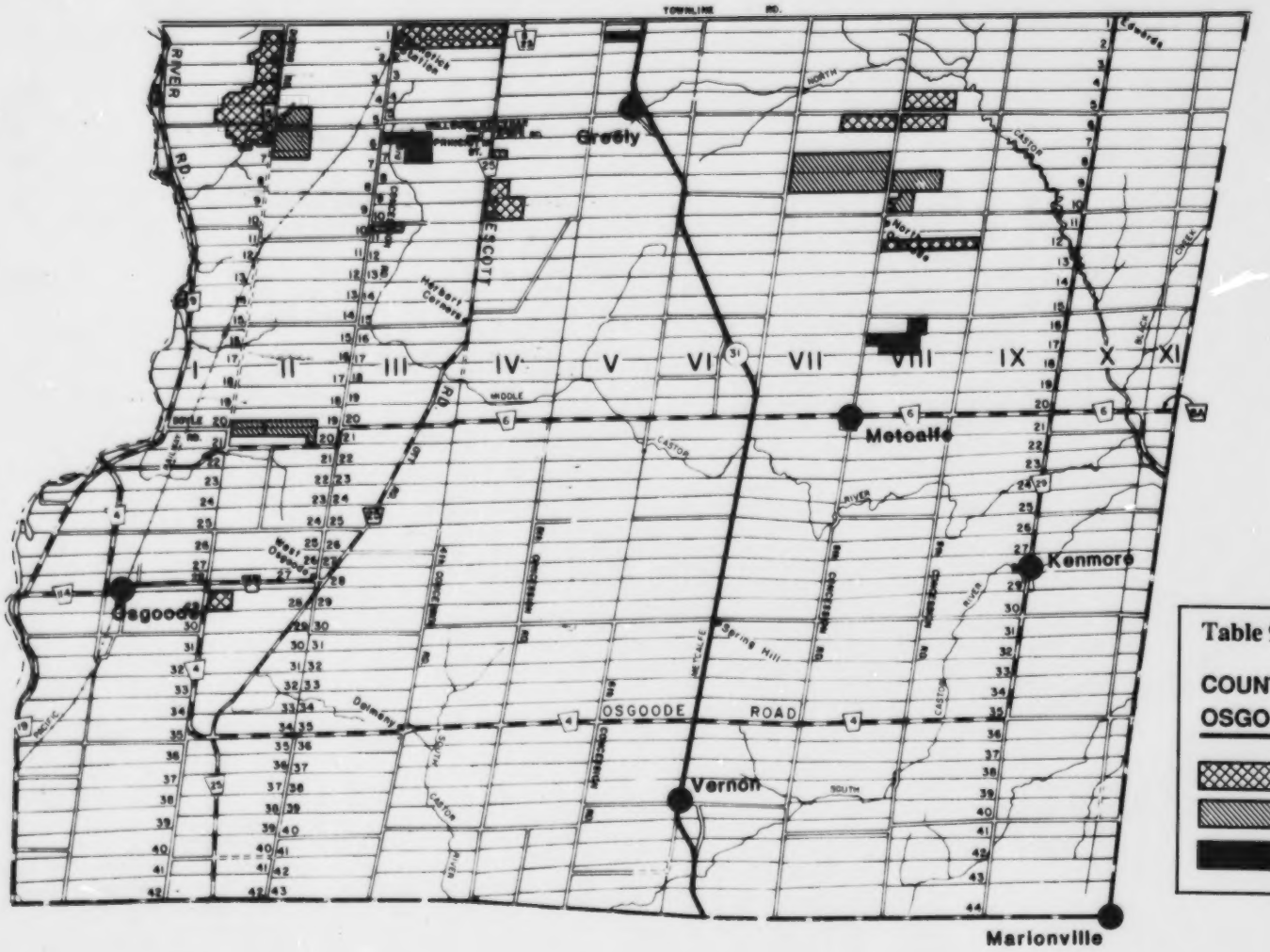


Table 9 c

COUNTRY LOT SUBDIVISIONS 1975-1988
OSGOODE TWP.

	REGISTERED	402 lots
	DRAFT APPROVED	274 lots
	PENDING	123 lots

TABLE 10a

RURAL LOT CREATION 1975-1988

TOWNSHIP OF RIDEAU

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	1	1	1	3	1	1	3	1	1	5	3	1	0	1	23
BY SUBDIVISION	14	23	51	20	0	15	24	26	89	106	97	94	85	137	781
SUBTOTAL	**15**	**24**	**52**	**23**	**1**	**16**	**27**	**27**	**90**	**111**	**100**	**95**	**85**	**138**	**804**
COUNTRY LOT															
BY SEVERANCE	42	8	5	5	3	4	2	1	0	3	2	1	8	1	85
BY SUBDIVISION	0	0	0	45	35	0	0	0	0	0	0	24	0	6	110
SUBTOTAL	**42**	**8**	**5**	**50**	**38**	**4**	**2**	**1**	**0**	**3**	**2**	**25**	**8**	**7**	**195**
INFILL SEVERANCES	3	0	5	0	8	3	3	2	5	6	7	6	2	0	50
TOTAL NON-FARM RESIDENTIAL	**60**	**32**	**62**	**73**	**47**	**23**	**32**	**30**	**95**	**120**	**109**	**126**	**95**	**145**	**1049**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	2	0	1	1	0	3	1	2	2	4	3	2	3	2	26
RETIREMENT	3	6	13	6	7	4	3	3	5	4	3	9	12	8	86
FARM HELP	3	1	3	3	2	1	1	0	2	1	1	11	6	4	39
TOTAL FARM RELATED	**8**	**7**	**17**	**10**	**9**	**8**	**5**	**5**	**9**	**9**	**7**	**22**	**21**	**14**	**151**
TOTAL LOTS CREATED	**68**	**39**	**79**	**83**	**56**	**31**	**37**	**35**	**104**	**129**	**116**	**148**	**116**	**159**	**1200**

TABLE 10b

VILLAGE DEVELOPMENT 1975-1988

RIDEAU

	REGISTERED	DRAFT APPROVED	PENDING
KARS	111	0	0
MANOTICK	529	27	134
NORTH GOWER	164	0	62
TOTAL	804	27	196

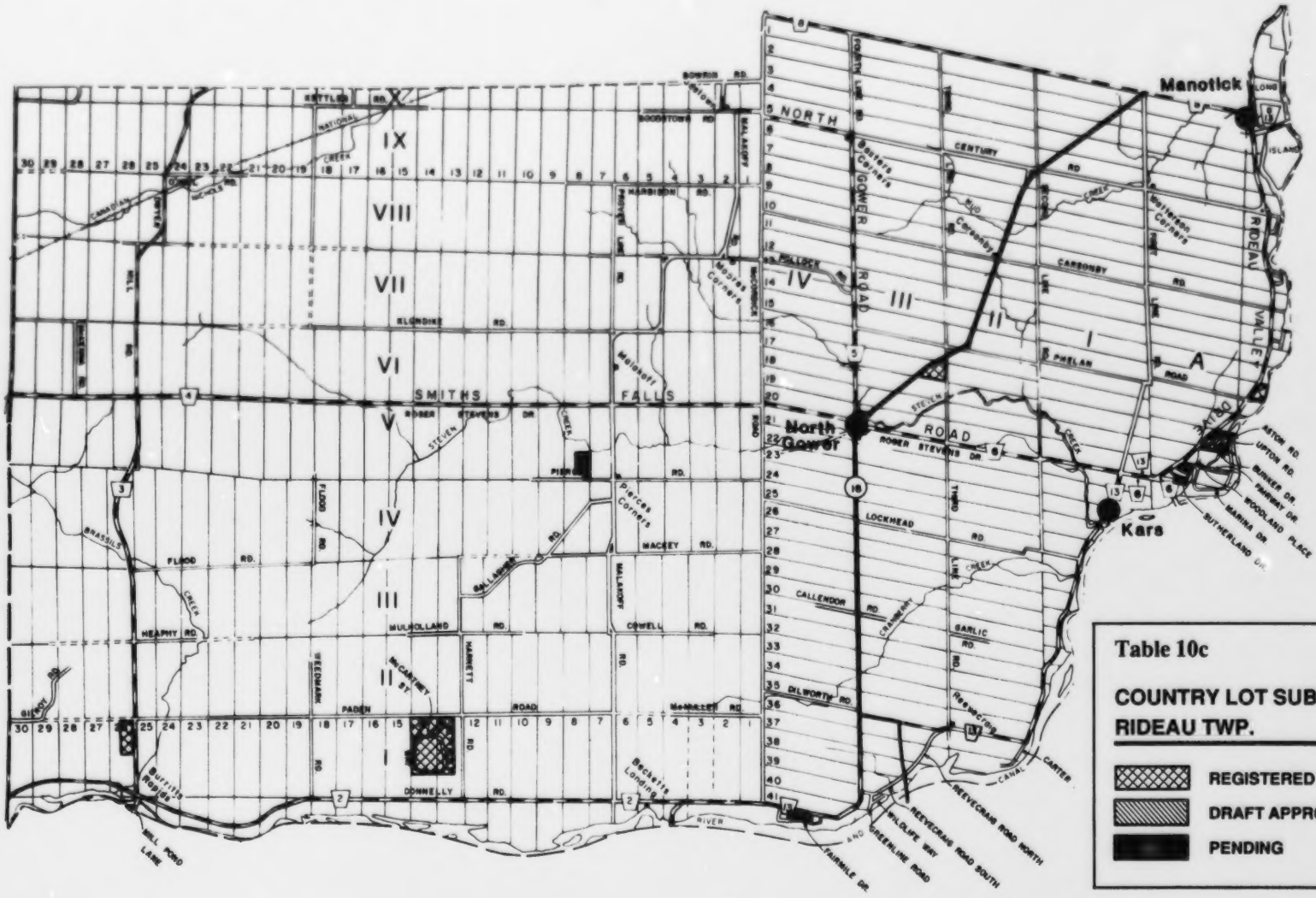


Table 10c

COUNTRY LOT SUBDIVISIONS 1975-1988
RIDEAU TWP.

	REGISTERED	110 lots
	DRAFT APPROVED	6 lots
	PENDING	20 lots

TABLE 11a

RURAL LOT CREATION 1975-1988

TOWNSHIP OF WEST CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	TOTAL
VILLAGE															
BY SEVERANCE	2	0	3	2	6	2	3	1	1	1	1	6	3	5	36
BY SUBDIVISION	0	44	0	18	0	0	22	0	19	33	21	0	47	87	291
SUBTOTAL	**2**	**44**	**3**	**20**	**6**	**2**	**25**	**1**	**20**	**34**	**22**	**6**	**50**	**92**	**327**
COUNTRY LOT															
BY SEVERANCE	7	3	6	3	11	38	77	58	62	60	56	47	59	54	541
BY SUBDIVISION	0	55	0	40	44	6	33	0	50	83	83	147	117	34	692
SUBTOTAL	**7**	**58**	**6**	**43**	**55**	**44**	**110**	**58**	**112**	**143**	**139**	**194**	**176**	**88**	**1233**
INFILL SEVERANCES	0	0	1	2	7	4	10	5	5	8	4	13	3	4	66
TOTAL NON-FARM RESIDENTIAL	**9**	**102**	**10**	**65**	**68**	**50**	**145**	**64**	**137**	**185**	**165**	**213**	**229**	**184**	**1626**
FARM RELATED SEVERANCES															
SURPLUS BUILDING	1	1	3	0	1	2	6	2	1	4	1	3	2	2	29
RETIREMENT	5	2	8	6	6	0	6	5	8	6	4	16	12	10	94
FARM HELP	7	6	6	7	6	6	3	1	1	3	3	7	3	1	60
TOTAL FARM RELATED	**13**	**9**	**17**	**13**	**13**	**8**	**15**	**8**	**10**	**13**	**8**	**26**	**17**	**13**	**183**
TOTAL LOTS CREATED	**22**	**111**	**27**	**78**	**81**	**58**	**160**	**72**	**147**	**198**	**173**	**239**	**246**	**197**	**1809**

TABLE 11b

VILLAGE DEVELOPMENT 1975-1988

WEST CARLETON

	REGISTERED	DRAFT APPROVED	PENDING
CARP	111	0	0
CONSTANCE BAY	144	0	63
DUNROBIN	3	112	0
FITZROY HARBOUR	42	0	0
GALETTA	0	0	0
KINBURN	21	0	0
WOODLAWN	6	0	0
TOTAL	327	112	63

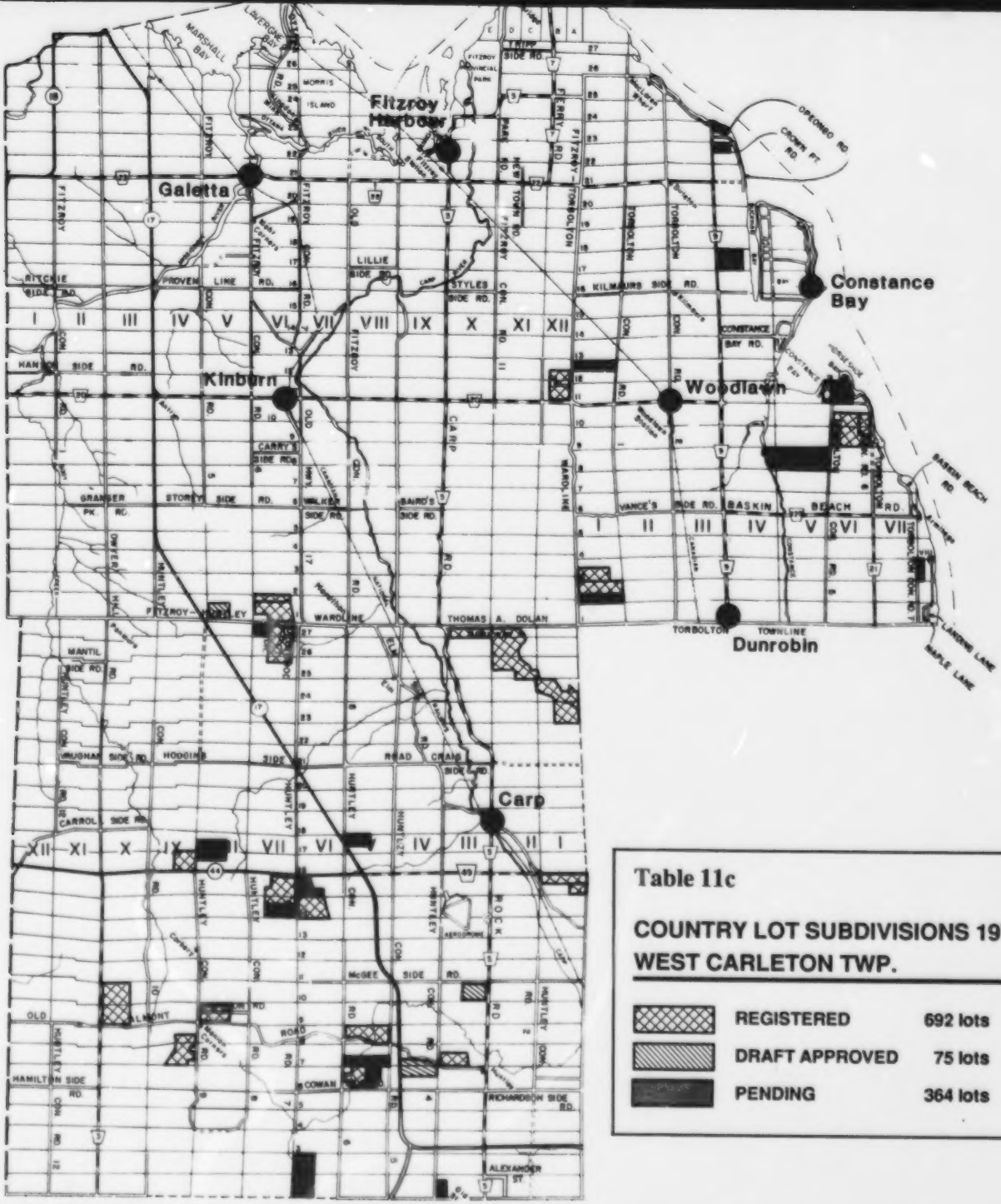


Table 11c

COUNTRY LOT SUBDIVISIONS 1975-1988
WEST CARLETON TWP.

	REGISTERED	692 lots
	DRAFT APPROVED	75 lots
	PENDING	364 lots